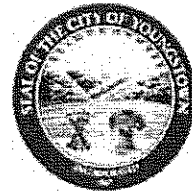


CITY OF YOUNGSTOWN

MAYOR JOHN A. McNALLY



OFFICE OF THE MAYOR
CITY HALL • 26 S. PHELPS STREET • YOUNGSTOWN, OHIO 44503
PHONE: (330) 742-5701 • FAX: (330) 743-1335

R05-17-A-072

December 20, 2016

US EPA Region 5 Office
Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

Dear Mr. Didier:

Please find attached the City of Youngstown's application to the United States Environmental Protection Agency for an FY17 Brownfields Assessment Grant in the amount of \$200,000.

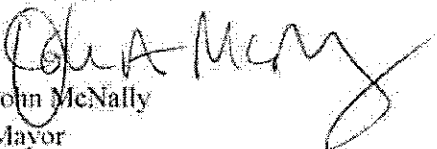
The City of Youngstown forms the urban core of Mahoning County and has suffered many challenges related to the loss of steel manufacturing-related jobs. The City has aggressively redeveloped large brownfields along the Mahoning River with local resources as well as numerous Clean Ohio and other grant resources, but this application proposes a project to assess, cleanup, and redevelop small petroleum sites scattered throughout the city's neighborhoods. Massive population decline has left a preponderance of abandoned gas stations and auto repair shops along major corridors that blight the landscape, depress property values, and prevent redevelopment. Along Glenwood Avenue in Youngstown, for example, a community playground project was nearly derailed when excavators hit underground storage tanks from a long-abandoned gas station. This prompted the Youngstown Neighborhood Development Corporation to compile an inventory of potential sites along the city's main corridors. More than 300 sites were identified and the report raised considerable awareness of the issue on underground storage tanks. Because of this work, the City of Youngstown is seeking funding to identify potential contamination at several priority sites and to encourage redevelopment. The City has reached out to community partners, such as the Mill Creek MetroParks, to identify sites that would have an end-user after assessment and cleanup activities. In the MetroParks' case, five sites adjacent to the park are of interest in an expansion of the historic gateway called for in its master plan. The MetroParks anticipates spending \$25,000 in site redevelopment, but has thus far been hesitant to acquire the properties due to unknown potential contamination.

The City plans to engage neighborhood groups, institutions, and the business community to locate additional sites with high likelihood of redevelopment. We believe this is a key component of a strategy already underway to revitalize our city's urban neighborhoods, improving the health and quality of life for all.

The City is also committed to providing matching resources in the way of \$150,000 of funding from our environmental/sanitation fund, \$150,000 of CDBG funding for non-petroleum remediation and demolition, and in-kind staff time valued at \$50,000 over the 3 year grant implementation period.

We appreciate the opportunity to apply for this funding and thank you for your time and consideration of our proposal. We look forward to a favorable decision that allows us to undertake this project.

Sincerely,


John McNally
Mayor

Enclosures

a. Applicant Identification

City of Youngstown, Ohio
26 S. Phelps St.
Youngstown, OH 44503
www.cityofyoungstownoh.com
(330) 744-0854

b. Funding Requested:

- i. Grant type: Assessment
- ii. Assessment Grant Type: Community-wide
- iii. Federal funds requested: \$200,000
- iv. Contamination: Petroleum

c. Location: Youngstown, Ohio – Citywide

d. Not Site Specific

e. Contacts:

i. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

ii. Chief Executive

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

f. Population: 64,609

Mahoning County, Ohio is not experiencing "persistent poverty"

g. Regional Priorities Form/Other factors Checklist: Attached

h. Letter from State Authority: Attached

RANKING CRITERIA

1. Community Need

1.a. Target Area and Brownfields

1.a.i. Community and Target Area Description:

Youngstown is located midway between Cleveland, OH and Pittsburgh, PA, a region of Northeast Ohio once famous for blast furnaces and steel mills that lined the Mahoning River. The area suffered massive job losses during the 1970s and 1980s, when 35,000 steel-related jobs were lost in a five-year period. The process of deindustrialization has continued to affect the Valley, which lost 25% of its manufacturing jobs in the past ten years alone (“Economic Impact of Manufacturing Losses in the Valley,” *The Youngstown Vindicator*: 2013). These job losses, along with the trend of suburbanization throughout the 20th century, led to extreme population loss in Youngstown—from 166,688 people in 1960 to 64,609 in 2015. Declining population and job losses have resulted in thousands of abandoned homes and commercial structures in the city’s neighborhoods. As residents and businesses left the city, the main corridors of Youngstown became increasingly blighted, offering neither employment nor basic services to nearby residents, the majority of whom are low-income and minorities. Three-quarters of city residents live in a *food desert*, meaning they do not have grocery store access within a mile of their homes, exacerbating alarmingly high rates of obesity and heart disease, particularly among the city’s minority population (Youngstown State University, 2015; Youngstown Office of Minority Health Report, 2011).

1.a.ii. Demographic Information and Indicators of Need:

Deindustrialization has left significant economic distress in Youngstown. Median income is less than half the state and national average. The poverty rate in Youngstown—38.3%—is more than double the national, state, and county rate. The unemployment rate is significantly higher than the national rate. The city is home to a significant minority population—over 50%—who suffer disproportionately from Youngstown’s economic malaise. Rates of poverty and unemployment are substantially higher among the city’s minorities. Table 1 provides detailed demographic information.

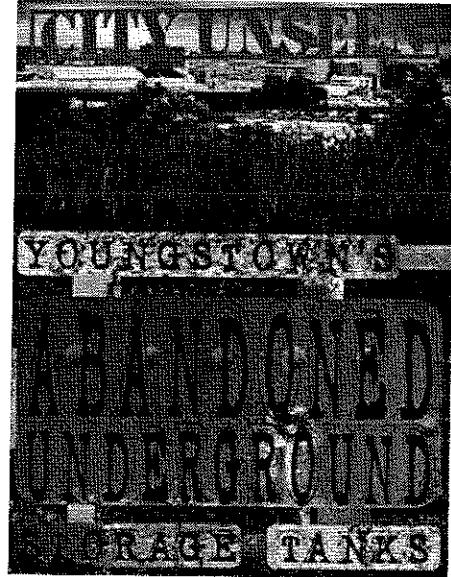
Table 1 – Demographics

	<u>Youngstown</u>	<u>Mahoning Co.</u>	<u>Ohio</u>	<u>National</u>
Population	64,609	231,900	11,613,423	321,418,821
Unemployment Rate	7.4%	5.8%	4.6%	4.9%
Poverty Rate	38.3%	18%	15.8%	15.5%
% Minority	51.5%	19.8%	17.6%	26.4%
Median HH Income	\$24,133	\$41,775	\$49,429	\$53,889
Data from 2015 American Community Survey available at American Factfinder: factfinder2.census.gov Bureau of Labor Statistics Oct 2016: www.bls.gov				

1.a.iii. Brownfields and Their Impacts:

Commercial corridors in Youngstown contain many small petroleum brownfields, which are most often abandoned gas stations and automobile repair shops. Many of these sites date from

Youngstown's mid-20th century industrial and population peak. A survey of potential petroleum brownfields in Youngstown revealed 331 possible contaminated petroleum sites along the city's 25 most heavily-traveled streets ("City Unseen—Youngstown's Abandoned Underground Storage Tanks," YNDC: 2013). These sites are less than one-quarter acre in size and often occupy prominent corners where a main corridor intersects a residential street, in close proximity to occupied homes. Some sites contain abandoned, wide-open structures in danger of collapse, while others are empty land where structures were previously demolished. Many of these sites contain underground storage tanks, dating from a time of limited regulations on industry, when tanks were not registered and releases were not monitored. Some tanks were removed decades ago, but others have lingered underground, potentially leaking chemicals, such as benzene toluene, xylene, and lead, into the soil. The perception of many of these sites, whether UST's have been removed or not has a negative impact on redevelopment.



1.b. Welfare, Environmental, and Public Health Impacts

1.b.i Welfare Impacts

The hundreds of small petroleum brownfields pose hazards to nearby residents. Because of scattered debris, illegal dumping, and the danger of collapse, sites with abandoned structures are risks to children passing on their way to school or playing in the neighborhood. These structures attract criminals looking to salvage scrap metal and squatters who inhabit vacant buildings, further destabilizing the surrounding neighborhoods. Redevelopment is often overlooked on sites that are potential petroleum brownfields for fear of liability and added development costs. Recently developers for retail chains have forgone acquiring sites that appear to have been formerly used as gas stations. Lack of redevelopment directly affects the welfare of nearby residents by depressed property values and not having access to services.

1.b.ii Cumulative Environmental Issues

Youngstown continues to experience new, negative environmental impacts from industrial activity. Hydraulic fracturing wastewater injection wells in the Marcellus and Utica Shale are strongly suggested to be the cause of multiple earthquakes beginning in January 2011 ("Preliminary Report on the Northstar 1 Class II Injection Well and the Seismic Events in the Youngstown, Ohio, Area," Ohio Department of Natural Resources: 2012). Alongside the recent phenomenon of earthquakes, injections wells have also left the city vulnerable to another unsavory environmental practice: the improper dumping of fracking waste in the Mahoning River. Between November 2012 and January 2013, more than 60,000 gallons of fracking waste were pumped into the river, including saltwater brine and oil-based drilling mud containing benzene, toluene and several other pollutants ("Ohio Man Charged with Violating Clean Water Act by Discharging Brine and Drilling Mud into Mahoning River," US Department of Justice: 2013).

The Mahoning River is contaminated by a legacy of massive chemical discharges dumped daily into the river during the steel producing years. This is one of the few rivers in the state that has a "Do Not Eat" fish consumption advisory issued by the Ohio Department of Health. Contaminants in the river include polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), lead, and mercury (Ohio EPA: *Ohio Sport Fish Consumption Advisory*: 2013). Additionally, a river sediment "Dermal Contact Advisory" has been in effect since 1988. (Ohio EPA: *Large River Assessment Unit Results (Mahoning River Mainstem)*: 2008). Mahoning County air quality mirrors the Mahoning River water quality – it ranks in the upper 90th percentile (dirtiest/worst) U.S. counties for air emission categories: carbon monoxide, nitrogen oxides, sulfur dioxide, and volatile organic compounds (scorecard.goodguide.com).

1.b.iii. Cumulative Public Health Impacts

Petroleum brownfields with USTs contain a number of dangerous chemicals. Benzene, which was in prevalent use when many of these gas stations were functioning, and methyl tertiary-butyl ether can seep into groundwater and have serious negative health consequence, such as immune deficiencies, bone marrow cancer, anemia, and leukemia ("Managing Underground Storage Tanks to Prevent Contamination of Drinking Water," US EPA: 2001) (*Toxic Substances Portal*, Agency for Toxic Substances and Disease Registry). Additionally, old gas stations and auto repair shops often had USTs for waste oil. Cadmium, polychlorinated biphenyls (PCBs), and lead are found in waste oil and are known to cause cancer, adversely affect developing children, and impair the nervous, endocrine and immune systems. Additional chemicals of concern include toluene and xylenes. Exposure to toluene impairs the central nervous system, with symptoms that include fatigue, sleepiness, headaches, and nausea ("Toluene - Hazard Summary," US EPA: 2012). Xylene exposure results in irritation of the eyes, nose, and throat, gastrointestinal effects, eye irritation, and neurological effects ("Xylenes – Hazard Summary," US EPA: 2000).

1.c. Financial Need

1.c.i. Economic Conditions:

Industrial decline continues to affect Youngstown; since 2001, 3,045 manufacturing jobs were lost ("Economic Impact of Manufacturing Losses in the Valley," *The Youngstown Vindicator*: 2013). To compensate for its declining tax base, the city of Youngstown has raised its income tax rate to 2.75%, one of the highest in Ohio. Revenues are still expected to decline by \$1.3 million by 2017 due to recent job losses, while expenditures are expected to increase by \$2 million over the same time period (*The Youngstown Study*, Public Financial Management, Inc., 2012).

1.c.ii. Economic Effects of Brownfields:

Youngstown has not recovered from the collapse of the steel industry in the 1970s and 1980s. Its tax base eroded significantly, and because of the resulting disinvestment and abandonment, the city has struggled to provide basic city services, including securing vacant structures, cutting grass at empty lots, and cleanup of repeat dumping sites. The US Census estimates there are 6,765 vacant units in Youngstown. Costs to clean up, secure, and board a vacant structure costs approximately \$1,000, leaving an unmet need of nearly \$7 million to minimally address vacancies (US Census and YNDC Cost Estimates, 2013). Approximately 3,000 of these vacant structures are in very poor condition and unable to be rehabilitated, requiring \$30 million in demolition costs, at an average of \$10,000 per structure (YNDC Vacancy Survey and Cost Estimates,

2015). Deindustrialization has also left the city with high rates of unemployment (7.4%), poverty (38.3%), and a low median income (\$24,133) (American Community Survey, 2015). Home values are extremely low; in 2015, the average house in Youngstown sold for less than \$25,000 (Mahoning County Auditor).

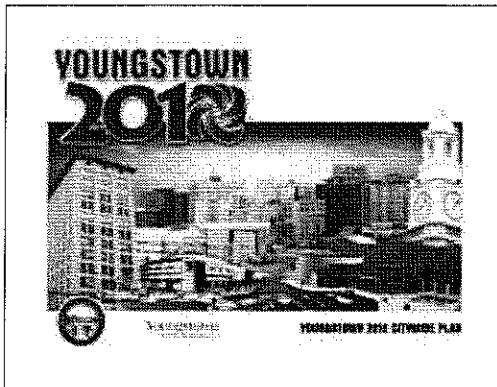
The minority population is particularly impacted by small petroleum brownfields. Many once-dense neighborhoods clustered around commercial corridors had gas stations on nearly every corner, but today these suffer from high rates of vacancy and are overwhelmingly populated by low-income and minority residents. For example, the Glenwood Avenue corridor, on the South Side of Youngstown, contains 28 small petroleum brownfields and African-Americans make up 80% of the population. More than half of all families in this community are below the poverty level. The brownfields are often in close proximity to occupied residential structures (City Unseen—Youngstown’s Abandoned Underground Storage Tanks,” YNDC: 2013 and “Glenwood Avenue Initial Conditions Report,” YNDC: 2013). These sites lower property values and represent lost opportunities for new businesses, job growth, and tax revenue.

2. Project Description and Feasibility of Success

2.a. Project Description, Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans:

The City of Youngstown proposes a project to collaborate with community partners and engage a consulting firm to inventory, prioritize, assess, and plan for the redevelopment of its small petroleum brownfields on major corridors. The project aligns with the city’s comprehensive plan,



Youngstown 2010, which acknowledged the shrinking population and recommended corridor improvement through a focus on commercial development in priority business nodes and increasing greenspace in areas without the density to support businesses. The City of Youngstown seeks to accomplish both of these goals through its proposed small petroleum brownfields project. Sites in recommended business development nodes will be targeted for assessment and eventual redevelopment as retail, restaurant or office space. Redevelopment plans will be created and the City will work with project partners, such as the

Youngstown-Warren Regional Chamber of Commerce, to market sites to business contacts through its network and online inventory of available properties and opportunity sites. Small petroleum brownfields outside of business development nodes will be targeted for greenspace expansion, particularly those in proximity to the Mill Creek MetroParks, which is the region’s premier, 4,400-acre urban park system. The *Youngstown 2010 Plan* called for an expansion of the MetroParks into adjacent neighborhoods that contain significant vacant, unmaintained lots where houses have been demolished. In recent years, the MetroParks has acquired additional property along commercial corridors, such as Glenwood Avenue on the South Side and Mahoning Avenue on the West Side. The MetroParks is interested in acquiring additional land, but remains hesitant to do so because of the unknown contamination status of specific properties. The

Youngstown 2010 Plan also called for a robust neighborhood-level planning process, which was completed between 2013 and 2015. Detailed plans were developed for many neighborhoods in the city that proposed redevelopment strategies for specific blighted, underutilized, and potentially contaminated properties. Many of these neighborhood plans identified small petroleum brownfields to be assessed, cleaned up, and eventually redeveloped.

2.a.ii. Timing and Implementation:

The City of Youngstown's Community Planning and Economic Development Department (CPED) will be responsible for administering the brownfields project. Upon notification of award, the Community Development Director will assemble a working group of key project partners to serve as a steering committee for the duration of the project. The working group would issue a request for qualifications for an environmental consulting firm specializing in brownfields assessment and redevelopment, interview potential candidates, and select a contractor within the initial three months. YNDC will develop and undertake an outreach strategy to engage the community in the site selection process during the first six months of the grant period. The City of Youngstown will secure site access agreements with high priority sites within the first year. During year two, the consultant will conduct environmental assessments and throughout that year, YNDC will collaborate with the consultant to engage the community in redevelopment planning efforts. The project will be completed and all required reports submitted by the end of year three.

2.a.iii(b). Community-Wide Site Selection:

The City will work with YNDC to update an inventory of small petroleum brownfields. The list will be prioritized by identifying sites in priority business development nodes referenced in the *Youngstown 2010 Plan*, sites identified for assessment in the recently-completed neighborhood plans, priority sites for neighborhood residents and project partners, and key greenspace expansion sites near the MetroParks. YNDC will lead community outreach to engage residents and neighborhood stakeholders in the site selection process. The City will make contact with owners of key properties through mailings, phone calls, and site visits, and communicate to owners the project goals and opportunities in order to obtain access agreements. Once an agreement is in place, the City will coordinate with Ohio's Bureau of Underground Storage Tank Regulations (BUSTR) to determine site eligibility.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions:

The City of Youngstown's project consists of four primary tasks: 1) update the inventory of petroleum brownfields; 2) prioritize sites for redevelopment and/or greenspace expansion; 3) perform environmental assessments on prioritized sites; and 4) create cleanup plans for two key sites. The majority of funds (91%) will be spent on environmental assessments.

Task 1—Update the inventory of petroleum brownfields:

A survey of 331 potential small petroleum brownfields in the City of Youngstown was completed in 2013 by YNDC in conjunction with the Youngstown State University's Regional Economic Development Institute (REDI) and the Mahoning County Historical Society. The inventory will be updated with current ownership information, site condition

status, and photographs if necessary, as demolitions have occurred at several sites since the creation of the inventory. The inventory will be updated within the first three months of the grant period and will cost an estimated \$1,500 for data aggregation, mapping, and printing.

Task 2—Prioritize sites for redevelopment and/or greenspace expansion:

The updated inventory of sites will be used to create a prioritized list for assessment through examination of existing neighborhood plans and input from project partners, residents and community leaders. Public meeting supplies, such as mounted maps, posters, pens, and printed documents, will cost an estimated \$1,000. The prioritized list will be created during the first six months of the grant period.

Task 3—Perform environmental assessments:

In order to catalyze redevelopment, a minimum of twenty-four (24) sites will undergo Phase I Environmental Site Assessments (ESAs), at an estimated cost of \$2,200 each, for a total of \$52,800. The Phase I ESA will be conducted according to the requirements of All Appropriate Inquiry (ASTM E1527-13) and the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP) – Ohio’s voluntary brown-field cleanup program that allows “Volunteers” to receive a promise of “No Further Action” from the Ohio EPA. A Property Profile Form for the site will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES).

Prior to conducting a Phase II ESA, a *Quality Assurance Project Plan (QAPP)*, to include a Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to USEPA for review. Upon USEPA approval of the SAP and HASP, the environmental consultant(s) will conduct approximately sixteen (16) Phase II ESAs, at an estimated cost of \$8,000 each, will cost a total of \$128,000 in general accordance with ASTM Standard E1903-97 and the Ohio VAP to investigate potential environmental impact to groundwater, soil, surface water, and/or sediment. \$180,800 has been budgeted for Phase I and Phase II ESAs; \$700 for local mileage for staff members to travel to and from sites, as well as meetings with contractors, for a total of \$181,500 is requested for task 3.

Task 4—Create Cleanup Plans:

Following review of laboratory analytical data, the environmental consultant(s) will work with the City, the MetroParks, potential developers, the business community, stakeholders, and community residents to devise liability management, end use, and cleanup plans that support redevelopment efforts and improve the health of residents and the environment. Up to three (3) high-priority sites will be selected for site-specific cleanup and end use planning to provide site layout and optimization plans that consider surrounding land uses and local land use/zoning regulations. Neighborhood residents will be invited to offer input on end use plans at community workshops and YNDC will conduct outreach for these meetings. Each cleanup plan is estimated to cost \$4,000, for a total of \$12,000. Costs will include supplies for public meetings, plan preparation, and printing.

Conference Travel:

The City is requesting \$4,000 for travel to the US EPA Brownfields conference for two staff people. Roundtrip airfare is estimated at \$600 per person, lodging at \$200 per person for four nights, per diem at \$60 per day for four days per person, registration at \$200 per person, and transportation to and from airport at \$160 per person.

2.b.ii. Budget Table:

The City is requesting \$200,000 in Petroleum funds. The breakdown of this request is presented in Table 2.

Table 2 – Budget

Project Components	Task 1 Inventory	Task 2 Site Selection	Task 3 Phase I and II ESAs	Task 4 Cleanup Plans	Brownfields Conference	Total
Travel			\$700		\$4,000	\$4,700
Supplies		\$1,000				\$1,000
Contractual	\$1,500		\$180,800	\$12,000		\$194,300
Petroleum Budget Total	\$1,500	\$1,000	\$181,500	\$12,000	\$4,000	\$200,000

2.c. Ability to Leverage:

The City will commit \$150,000 of its newly created Environmental Sanitation Fund for non-petroleum remediation and demolition. The City will also designate \$150,000 (\$50,000 per year) in CDBG funds for demolition. Pending results of environmental assessments, Mill Creek MetroParks plans to spend \$50,000 to expand the park system along Glenwood Avenue and enhance the historic gateway into the park at Glenwood and Falls Avenue. If contamination is found, the MetroParks will continue working with the City to identify funding sources for remediation. YNDC will donate \$30,000 of in-kind staff time to complete fieldwork to update the brownfields inventory, as well as to perform outreach and engagement of neighborhood residents and other stakeholders for site prioritization and end-use planning. The CPED expects to donate in-kind staff time worth approximately \$50,000 for programmatic costs and other costs associated with this grant over three years. It is estimated that CPED staff will spend approximately 8 hours a week related to this grant, at \$40 per hour, which totals approximately \$50,000 for the duration of the project.

The City of Youngstown as well as Mahoning County, have leveraged more than \$18.25 million in Clean Ohio grants and \$1.5 billion in private investment to preserve greenspace and clean up large brownfield sites along the Mahoning River. The City will pursue additional funding through the JobsOhio program to clean up and redevelop sites identified and assessed with FY17 US EPA assessment funds. The City will also make use of Targeted Brownfield Assessments through Ohio EPA. US EPA Brownfield Assessment funds will seek to leverage additional funding from the resources listed below to further brownfield redevelopment in Youngstown.

Properties on Youngstown's main corridors that require remediation could seek funding from the State of Ohio's recently-created *Abandoned Gas Station Cleanup Grant (January 2016)* that will

provide up to \$500,000 for cleanup/remediation activities for eligible properties. Assessments would be required to make this determination before the City could apply for these funds. Funding through the US EPA for brownfield assessment would help the City “fill the gaps” that currently prevent it for accessing cleanup funding and establishing a comprehensive approach to brownfields that includes site characterization, assessment, cleanup and redevelopment, a priority for US EPA Region 5.

For Planning and Community Involvement:

- Federal *Sustainable Communities Partnership* funding, such as: HUD/U.S. Department of Transportation (DOT) TIGER II Planning Grants; DOT TIGER II Capital Improvement Grants; HUD *Brownfields Economic Development Initiative* (BEDI) in conjunction with Section 108 loan funds; USEPA *Brownfield Planning Grants & Revolving Loan Fund* allocations.

For Additional Assessment and Remediation Activities:

- The state’s *JobsOhio Assistance Fund* for phase 2 ESA site assessments, grants of up to \$200,000.
- The state’s *JobsOhio* for remediation grants of up to \$1 million per site.
- The state’s *Abandoned Gas Station Cleanup Grant* for up to \$100,000 for assessments and \$500,000 for cleanup

For Site Redevelopment:

- The Western Reserve Port Authority’s *Foreign Trade Zone (FTZ 181)* for duty-free importing to eligible companies.
- Ohio’s *Enterprise Zone* tax abatement program where new businesses or expansion projects can receive up to 60% ten year property tax abatements.
- Ohio Department of Development (ODOD) *Urban Redevelopment Loan Program* - funding for acquisition, brownfield cleanup, building demolition/renovation, and infrastructure improvements.
- The Western Reserve Port Authority’s *Tax Increment Financing (TIF) Program* for public improvements.
- ODOD and Ohio Water Development Authority (OWDA) *Alternative Stormwater Infrastructure Loan Program*.
- ODOD and OWDA *Brownfield Loan Program* - below-market-rate loans to public or private entities for brownfield assessment, cleanup, and/or demolition.
- Ohio *Tax Commission 10-year tax abatement* for properties where an Ohio Voluntary Action Program Covenant Not to Sue is granted and remedies are completed.

3. Community Engagements and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan:

The City of Youngstown will work with YNDC to inform and involve residents through the network of ten Neighborhood Action Teams that were formed during the city’s recent neighborhood

planning process, from 2013-2015. Neighborhood plans identified community priorities and recommended strategies to address pressing issues. A primary issue noted by residents was the lack of economic development on the city's main corridors. The neighborhood plans sought to encourage corridor development by identifying specific petroleum brownfields having a detrimental effect on surrounding properties and recommended these sites for assessment, cleanup, and eventual redevelopment. Each neighborhood planning meeting included discussions of these sites to raise awareness and build support for the city's proposed brownfields project.

The City and YNDC will engage each of the ten Neighborhood Action Teams, which are comprised of residents, representatives from neighborhood institutions, and city officials, in discussions that facilitate the exchange of relevant information regarding the location and current status of brownfields in their community, necessary action steps for redevelopment, and the selection of appropriate sites. Each Neighborhood Action Team meets quarterly, providing many forums for discussion throughout the grant period. The City will also collaborate with the Youngstown-Warren Regional Chamber of Commerce to engage its network of business contacts and lenders through newsletters, presentations, and online publications. Property owners with active businesses that are adjacent to identified brownfield sites will be notified by mail to determine if there is interest in eventually acquiring the site for expansion.

3.a.ii. Communicating Progress:

The City will issue a press release to notify local media at critical points throughout the project, including upon notice of receipt of funds and to announce when community input meetings will be held. In advance of public meetings, target neighborhoods will be flyer-ed and email notices will be sent out to community contacts. Phone calls will be made to neighborhood group leaders so that information can be shared with their group, and announcements will be disseminated via social media. Project partners will be engaged through regular meetings that update members on progress and allow for input on next steps. Sites with redevelopment potential will be marketed to business contacts and lenders through online inventories, such as the available properties database managed by the Youngstown-Warren Regional Chamber of Commerce.

3.b. Partnerships with Government Agencies

3.b.i Partnerships with Local/State/Tribal Environmental Authority:

The City has coordinated with the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) to gain project support. Eligibility determinations for petroleum sites will be submitted to BUSTR prior to expenditure of grant funds. If additional assessments in target areas are required, the City may seek targeted brownfield assessments through the Ohio EPA. The City will coordinate activities with the Ohio EPA Division of Environmental Response and Revitalization (DERR) staff, which oversees the Ohio Voluntary Action Program, to prepare sites addressed under this grant for eventual No Further Action status, thus removing environmental barriers to redevelopment. Should assessment activities indicate imminent health threats to the community or the environment, the Ohio EPA and local health departments will be notified and involvement requested to identify immediate courses of action to protect the safety of nearby residents.

3.b.ii Other Governmental Agencies:

The City will engage the Mahoning County Land Bank, a quasi-governmental agency that seeks to put vacant land back to productive use, to assist with site prioritization, as well as site acquisition through tax foreclosure, if necessary, in order to streamline the redevelopment process. The City will engage the Western Reserve Port Authority, which was a coalition member that received a FY13 US EPA Brownfields Assessment grant in neighboring Trumbull County, to provide technical assistance and expertise, as well as redevelopment financing options for companies. The Mill Creek MetroParks, which operates a 4,400-acre urban park in Youngstown and surrounding communities, has identified priority sites along two main corridors and has committed to spending \$50,000 for greenspace expansion if assessment reveals the sites are free of underground storage tanks and contamination.

3.c. Partnerships with Community-Based Organizations

3.c.i. Community Organization and Role

The City has already engaged community-based organizations that have made commitments to ensure the success of the project. These organizations are listed in table 3.

Table 3 – Community Partners

Community Partner Description	Role in Project
Youngstown Neighborhood Development Corporation: A multi-faceted CDC that works to transform neighborhoods into meaningful places where people invest time, money and energy into their homes and neighborhoods; where neighbors have the capacity to manage day-to-day issues; and where neighbors feel confident about the future of their neighborhood.	YNDC will coordinate outreach and engagement efforts and inform the site selection process through field research and compiling lists of sites identified in neighborhood plans. YNDC has committed to provide \$30,000 worth of in-kind staff time to complete this project.
Mill Creek MetroParks: A separate political subdivision that operates a regional historic park totaling over 4,400 acres and includes hike/bike trails, 36 hole golf course, lakes, gardens, and nature preserves.	MetroParks is interested in acquiring five sites to expand the amount of greenspace along Glenwood Avenue, but is hesitant due to unknown contamination.
Western Reserve Port Authority: A regional economic development and finance authority dedicated to promoting growth in Mahoning and Trumbull Counties.	The Port Authority has expertise in brownfield grant administration and will provide assistance as needed.
Youngstown State University: Regional Economic Development Initiative (REDI)	YSU REDI will provide data and GIS mapping as needed.
Mahoning County Land Bank: Quasi-governmental organization formed to promote sustainable neighborhoods by restoring abandoned, tax-delinquent land to productive use.	The Land Bank will provide assistance by foreclosing on targeted tax delinquent brownfield properties when needed.
Youngstown-Warren Regional Chamber of Commerce: a private sector economic development agency for the Mahoning Valley, promoting business retention, expansion, and attraction. The Chamber represents about 2,600 members that employ more than 150,000 people.	The Chamber will utilize its networks of business contacts to assist with site identification and prioritization based on interest in redevelopment. Opportunity sites will be marketed via on-line inventories.

Idora Neighborhood Association: one of the city's most active groups, the INA has been a major force for revitalization in the Idora neighborhood 2009 and has collaborated in the development many neighborhood improvement projects.	The INA will assist in facilitating community workshops in the Idora Neighborhood, which lies along Glenwood Avenue in Youngstown, a key target area for petroleum brownfield assessments.
Rocky Ridge Neighborhood Association: Neighborhood level non-profit community development corporation with a focus on the west side of Youngstown for neighborhood stabilization activities.	The RRNA assist in facilitating community engagement for the west side public input meetings.

3.c.ii. Letters of Commitment

Letters of commitment are found in Attachment B and letters of community partnerships are found in Attachment C. Other letters of support are found in Attachment D.

3.d. Partnership with Workforce Development Programs

As no community in the immediate area has received an EPA Brownfields job training grant, the City will engage the City of Canton, located an hour away (2009 EPA Brownfields Job Training grantee) to place recent graduates of their environmental program in job opportunities that may arise throughout our project. If no qualified candidates are referred from the City of Canton, the City of Youngstown will work with the Mahoning and Columbiana Training Association (MCTA). MCTA is the agent for Federal Workforce Innovation & Opportunities Act Funds and the operator for the State of Ohio, Ohio Means Job center. The City will require any contracted service providers needing to hire under the grant to follow these steps prior to pursuing a hiring process.

4. Project Benefits

4.a Welfare, Environmental, and Public Health Benefits

Cleaning up and redeveloping small petroleum brownfields on the city's corridors will greatly benefit nearby residents. Wide-open, abandoned structures with scattered debris will no longer pose hazards to children walking past on their way to school or playing in their neighborhood and will no longer attract copper thieves or squatters. Neighborhoods will regain stability and property values will improve. Redeveloped sites will serve as employment sites for residents and provide services that are currently lacking on many corridors, such as retail and groceries. Sites redeveloped as greenspace will serve as recreational opportunities for nearby residents, such as park space or playgrounds, providing added health benefits from physical activity that will help to combat prevalent community issues, such as obesity and heart disease. Cleanup of sites will eliminate the threat of potential exposures on sensitive residents, particularly children and the elderly, to harmful hazardous substances from petroleum sites, such as benzene, toluene, xylene, lead, and PCBs. Cleaning up and redeveloping small petroleum brownfields will remove contamination of soils, eliminate the possibility of chemicals leaking from underground storage tanks, and remove abandoned structures and debris that is common at many sites. Redeveloped sites will also contribute to more vibrancy on commercial corridors in the city and reuse existing infrastructure, such as roads, utilities, and sidewalks, reducing the need for new infrastructure and sprawl in suburban areas.

4.b. Economic and Community Benefits

The assessment of small petroleum brownfields and their eventual redevelopment will complement existing efforts to improve the city's corridors and surrounding neighborhoods. The *Youngstown 2010 Plan* advocates for a "cleaner, greener" Youngstown despite a continued loss of jobs and population. In neighborhoods most affected by population loss, where many of the small petroleum brownfields are located, the plan recommended concentrating business in nodes of activity and expanding greenspace in less dense areas along main corridors. The proposed project will follow these recommendations by encouraging clustered business development that is located along public transit routes and takes advantage of existing infrastructure. The clustering of businesses will offer employment and access to basic services, such as grocery stores. Sites redeveloped as greenspace will improve air and water quality, reduce blighted property, illegal dumping, and create recreational space for use by residents. These improvements will make the neighborhoods of Youngstown greener, cleaner and healthier.

The City has discussed greenspace expansion with Mill Creek MetroParks on many occasions over the past several years. The MetroParks is currently interested in acquiring six sites along Glenwood Avenue in Youngstown, all adjacent to the park, provided there is no contamination. These six sites are near the historic entrance to the park and the MetroParks future land use plan calls for an expansion of the entrance to include all four corners of the intersection at Glenwood and Falls Avenues.

An example of successful redevelopment includes a former small petroleum brownfield on Glenwood Avenue that was cleaned up in 2013 and is now home to a playground and a farmer's market. The market opened the following spring, where neighborhood residents can buy and sell produce grown in local community gardens and at the nearby Iron Roots Urban Farm. The market provides fresh, healthy food to a neighborhood that lacks access to a grocery store.

Once sites are assessed and cleaned, new businesses will be developed at priority commercial nodes. Redeveloped sites will reduce blight on major corridors, attracting developers, increasing the city's tax base and residents' quality of life. Basic neighborhood services, such as corner drugstores, retail, and grocery stores, will begin returning to the corridors, as well as other modest job creators that are likely to employ residents from the surrounding neighborhoods. The expanded greenspaces will provide recreational opportunities for neighborhood residents, thus reducing health issues, such as obesity, through increased physical activity.

5. Programmatic Capability and Past Performance

5.a. Audit Findings

The City of Youngstown has not received any findings for recovery relevant to the administration of any prior grants. The City has received positive End-of-Year Community Assessments from HUD consistently in the administration, compliance, and timely reporting of CDBG, HOME and ESG programs.

5.b. Programmatic Capability

The City of Youngstown CPED will develop a policy and procedures manual for the administration of this grant based on the program rules. The policy and procedures manual will include the

establishment of contingency plans to address the unanticipated loss of a critical staff person. Procurement of services for all phase I and phase II environment site assessments will be accomplished through a request for proposals and an objective review of the responses by a review team. CPED will compile and report all accomplishments as required in the terms of the grant if awarded. Certified Professionals will be contracted through a competitive procurement process that aligns with 40 CFR Part 31 to conduct Phase I and Phase II Environmental Site Assessments, brownfield inventory, Remedial Action Plans, Quality Assurance Project Plan, Health and Safety Plans, and Sampling and Analysis Plans.

The Community Planning and Economic Development Department's (CPED) organizational structure is specifically designed to administer federal grant programs. The agency has three divisions: Administration, Finance and Compliance, to provide checks and balances. The following CPED and YNDC staff will carry out programmatic tasks, public engagement, administration, and reporting necessary to implement the proposed project:

[REDACTED]
[REDACTED] has 25 years of experience with the City of Youngstown, including 11 years as Community Development Director. He oversees the City of Youngstown's annual \$4 million entitlement grant programs (CDBG, HOME and ESG) and has administered more than \$46 million in grant funds.

[REDACTED]
[REDACTED] has sixteen years of experience with the City of Youngstown and is responsible for grant financial management and accounting. He holds a Bachelor's degree in Accounting from Youngstown State University.

[REDACTED]
[REDACTED] has 11 years of experience monitoring grants for compliance with federal requirements. She is responsible for the development of policies and procedures, monitoring and timely reporting of all federal grants. She holds a Master's degree in Organizational Leadership from Geneva College.

[REDACTED] *Grant Public Engagement/Cleanup Plans*
[REDACTED] has four years of city planning experience and is responsible for developing neighborhood action plans and working with neighborhood groups. He is the neighborhood planner for the Youngstown Neighborhood Development Corporation, which is the city's contracted planning agency. He holds a Master's degree in City Planning from the Ohio State University.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

All anticipated outputs and outcomes related to the implementation of the FY 2017 EPA Brownfields assessment are shown in the table below.

Table 4 – Anticipated Outcomes

Activity	Output	Outcome
Public Meeting	2 Meetings	Educate and Engage Community
Phase I ESA	24 Phase I Site Assessments	Identify Potential Petroleum Hazards
Phase II ESA	16 Phase II Site Assessments	Identify Actual Petroleum Hazards
Plan/Remediate	3 Remediation Plans/Implement	Sites Readied for Reuse

5.d. Past Performance and Accomplishments

5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

5.d.ii.1. Purpose and Accomplishments:

The City of Youngstown received two recent **Clean Ohio** grants through the State of Ohio to clean up two properties for redevelopment: Brier Hill Asphalt (\$569,859 awarded) and Dempsey Steel (\$1,234,590 awarded). Outcomes included job creation and reuse of blighted, contaminated land for pipe mill operations.

The City of Youngstown received \$200,000 from the **Ohio Housing Finance Agency** in 2011 to develop a new, simplified, user-friendly zoning code that promotes reinvestment, sustainability, and improved quality of life. The City of Youngstown also received a \$39,000 grant from the **US EPA** for its pilot deconstruction program. As a result, 35 residential structures were deconstructed and eight “green jobs” were created.

5.d.ii.2. Compliance with Grant Requirements:

The **Clean Ohio** projects eliminated blight, unsafe structures, and disposed of hazardous materials, in compliance with the OEPA VAP Program, as well as secured an Urban Setting designation for the property. All work was conducted to meet compliance with the OEPA VAP Program. All schedules, terms, and conditions were met, as the clean up and the submittal of NFA documents met the deadlines specified in the grant agreement. The Brier Hill Asphalt site received NFA status from EPA in 2013 and Covenant Not to Sue in 2014. Corrective measures included soil remediation, removal of asbestos containing product with the structures of the property, demolition of blighted structures, cleanup of acid ASTs containing pickling line, floor pits, PCB contaminated soils, benzo (a) pyrene contamination, removal of three railroad cars containing solidified asphalt emulsion, removal of groundwater monitoring wells, recycling of concrete floor slabs, and recycling of all ballasts and bulbs.

The **Ohio Housing Finance Agency** grant resulted in a publicly-adopted redevelopment code in April of 2013. Funding was expended within the grant terms and the project was successfully closed out with the agency in 2013. No corrective measures were needed. The **US EPA** pilot deconstruction program diverted 673 tons of material from the land fill and reduced greenhouse gases by an estimated 218 tons. Funding was expended within the grant terms and the project was successfully closed out in 2010. No corrective measures were needed.

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant:

City of Kaysville, Ohio

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

N/A

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an *x*) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	<input checked="" type="checkbox"/>
Community population is 10,000 or less.	<input type="checkbox"/>
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	<input type="checkbox"/>
Target brownfield sites are impacted by mine-scarred land.	<input type="checkbox"/>
Project is primarily focusing on Phase II assessments.	<input type="checkbox"/>
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	<input type="checkbox"/>
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	<input type="checkbox"/>
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	<input type="checkbox"/>

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Department of Commerce

Division of State Fire Marshal
John R. Kasich, Governor
Jacqueline T. Williams, Director

December 2, 2016

Joe Dufficy
U.S. EPA Brownfield Contact, Region 5
Community and Land Revitalization Branch
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: Letter of Support for City of Youngstown - USEPA Community Wide Brownfield
Assessment Grant proposal

Dear Mr. Dufficy:

This letter acknowledges that the City of Youngstown has notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$200,000 grant proposal for a community-wide brownfield assessment for petroleum waste. Approximately 20 focus properties have been identified in the area by the Mill Creek MetroParks, St. Patrick's Church and the Youngstown Neighborhood Development Corporation. Many of these areas contain former gasoline service stations or other sites with possible petroleum contamination. These targeted properties are within areas of concentrated poverty and unemployment. The grant will help to redevelop these areas into businesses that provide opportunities for the neighborhood residents.

I am pleased to offer BUSTR's support for City of Youngstown's Community Wide Brownfield Assessment Grant proposal. We look forward to working with the City of Youngstown and the U.S.EPA on this project.

Sincerely,

Verne A. Ord
Assistant Chief - BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Bill D'Avignon, City of Youngstown

Leveraged Resources Committed

Source	Type	Amount	Use
City of Yougstown	Environmental Fund	\$ 150,000	Non-Petroleum Remediation and Demolition
City of Yougstown	CDBG Funding	\$ 150,000	Non-Petroleum Remediation and Demolition
City of Yougstown	In-Kind	\$ 50,000	General Grant Administration
YNDC	In-Kind	\$ 30,000	Public Engagement/Inventory Update
Mill Creek MetroParks	Capital Funding	\$ 50,000	Property Acquisition/Improvements
Total		\$ 430,000	

CITY OF YOUNGSTOWN

MAYOR JOHN A. McNALLY



OFFICE OF THE MAYOR
CITY HALL • 26 S. PHELPS STREET • YOUNGSTOWN, OHIO 44503
PHONE: (330) 742-8701 • FAX: (330) 743-1335

December 20, 2016

US EPA Region 5 Office
Matthew Didier
77 West Jackson Boulevard
Mail Code SE-71
Chicago, IL 60604-3507

Dear Mr. Didier:

Please find attached the City of Youngstown's application to the United States Environmental Protection Agency for an FY17 Brownfields Assessment Grant in the amount of \$200,000.

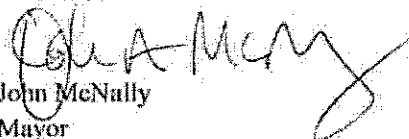
The City of Youngstown forms the urban core of Mahoning County and has suffered many challenges related to the loss of steel manufacturing-related jobs. The City has aggressively redeveloped large brownfields along the Mahoning River with local resources as well as numerous Clean Ohio and other grant resources, but this application proposes a project to assess, cleanup, and redevelop small petroleum sites scattered throughout the city's neighborhoods. Massive population decline has left a preponderance of abandoned gas stations and auto repair shops along major corridors that blight the landscape, depress property values, and prevent redevelopment. Along Glenwood Avenue in Youngstown, for example, a community playground project was nearly derailed when excavators hit underground storage tanks from a long-abandoned gas station. This prompted the Youngstown Neighborhood Development Corporation to compile an inventory of potential sites along the city's main corridors. More than 300 sites were identified and the report raised considerable awareness of the issue on underground storage tanks. Because of this work, the City of Youngstown is seeking funding to identify potential contamination at several priority sites and to encourage redevelopment. The City has reached out to community partners, such as the Mill Creek MetroParks, to identify sites that would have an end-user after assessment and cleanup activities. In the MetroParks' case, five sites adjacent to the park are of interest in an expansion of the historic gateway called for in its master plan. The MetroParks anticipates spending \$25,000 in site redevelopment, but has thus far been hesitant to acquire the properties due to unknown potential contamination.

The City plans to engage neighborhood groups, institutions, and the business community to locate additional sites with high likelihood of redevelopment. We believe this is a key component of a strategy already underway to revitalize our city's urban neighborhoods, improving the health and quality of life for all.

The City is also committed to providing matching resources in the way of \$150,000 of funding from our environmental/sanitation fund, \$150,000 of CDBG funding for non-petroleum remediation and demolition, and in-kind staff time valued at \$50,000 over the 3 year grant implementation period.

We appreciate the opportunity to apply for this funding and thank you for your time and consideration of our proposal. We look forward to a favorable decision that allows us to undertake this project.

Sincerely,


John McNally
Mayor

Enclosures

a. Applicant Identification

City of Youngstown, Ohio
26 S. Phelps St.
Youngstown, OH 44503
www.cityofyoungstownoh.com
(330) 744-0854

b. Funding Requested:

- i. Grant type: Assessment
- ii. Assessment Grant Type: Community-wide
- iii. Federal funds requested: \$200,000
- iv. Contamination: Petroleum

c. Location: Youngstown, Ohio – Citywide

d. Not Site Specific

e. Contacts:

i. Project Director



ii. Chief Executive



f. Population: 64,609

Mahoning County, Ohio is not experiencing "persistent poverty"




g. Regional Priorities Form/Other factors Checklist: Attached

h. Letter from State Authority: Attached



YOUNGSTOWN NEIGHBORHOOD

DEVELOPMENT CORPORATION

 www.yndc.org  330.480.0423  820 Canfield Road, Youngstown, Ohio 44511

November 30, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St. Suite 602
Youngstown, OH 44503

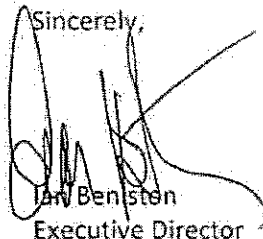
Dear Mr. D'Avignon:

The Youngstown Neighborhood Development Corporation (YNDC) enthusiastically supports the application of the City of Youngstown for a FY17 US EPA Brownfields Assessment Coalition grant. YNDC has devoted considerable resources to identifying petroleum brownfields, namely former gas stations and automobile repair shops, throughout the city. A delayed redevelopment project prompted our staff to begin searching historical records for potentially contaminated sites on a nearby corridor, but we quickly realized the need for a comprehensive inventory for the entire city. The inventory was completed in partnership with Youngstown State University's Center for Urban and Regional Studies and has been used by other community organizations, such as the Mill Creek MetroParks, in their planning for future expansion.

YNDC will again donate resources in the form of staff time to update the inventory of petroleum brownfields and assist with the prioritization of sites for assessment. Our staff has expertise in research involving historical documents, as well as examining state records from the Bureau of Underground Storage Tank Regulations. YNDC also has extensive relationships with numerous community-based groups throughout the Mahoning Valley and will leverage these networks to perform outreach related to identification and prioritization of sites for assessment. The total value of in-kind staff time provided by YNDC for the purposes of this grant is estimated to be \$30,000. YNDC is a multi-faceted community development corporation that rehabilitates residential units, operates an urban farm, and performs contractual city planning services for the City of Youngstown using a variety of public and private funding sources. YNDC is committed to the revitalization of urban communities throughout the Mahoning Valley and whole-heartedly supports the City of Youngstown in this project.

If there are any questions, please contact Ian Beniston via phone at 330.480.0423 or via email at ibeniston@yndc.org.

Sincerely,



Ian Beniston
Executive Director



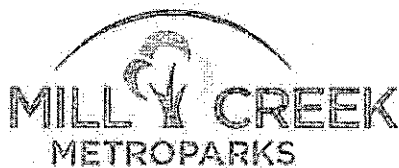
@youngstownndc



Youngstown Neighborhood
Development Corporation



@youngstownndc



December 16, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 West Federal Street, Suite 602
Youngstown, OH 44503

RE: US EPA Brownfields Assessment Grant

Dear Mr. D'Avignon,

Mill Creek MetroParks is pleased to be a community partner on the US EPA Brownfields Assessment Grant that the City of Youngstown is applying for. Over the years, the MetroParks have acquired numerous property parcels in the Glenwood Avenue corridor that are adjacent to Mill Creek Park. However, there are some property parcels that we have not pursued as they may require some type of remediation due to historic uses on the properties. We have identified the following parcels that are of interest for potential acquisition (see enclosed map for parcel locations labeled with corresponding letter):

- A. 53-137-0-012.00-0
- B. 53-137-0-013.00-0
- C. 53-137-0-014.00-0
- D. 53-137-0-015.00-0
- E. 53-056-0-238.00-0
- F. 53-054-0-262.00-0

There may be additional parcels of interest that have not been identified on this mapping. The MetroParks have no plans for buildings to be constructed on any of the above parcels. Generally, the parcels would be naturalized and would become part of the preserved Mill Creek Park. The parcels located at the Falls Avenue/Glenwood Avenue intersection would be used to enhance the historic entrance to Mill Creek Park, including signage and landscape improvements. A preliminary cost estimate for these improvements is \$50,000.

If you have any questions, please contact me at 330.702.3000.

Sincerely,

Stephen Avery
Planning & Operations Director

Enclosures





YOUNGSTOWN NEIGHBORHOOD

DEVELOPMENT CORPORATION

 www.yndc.org  330.480.0423  820 Canfield Road, Youngstown, Ohio 44511

November 30, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St. Suite 602
Youngstown, OH 44503

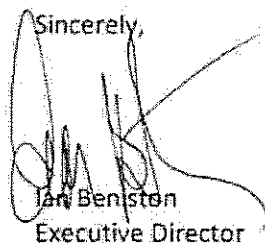
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If there are any questions, please contact Ian Beniston via phone at 330.480.0423 or via email at ibeniston@yndc.org.

Sincerely,



Ian Beniston
Executive Director



@youngstownndc



Youngstown Neighborhood
Development Corporation



@youngstownndc



December 16, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 West Federal Street, Suite 602
Youngstown, OH 44503

RE: US EPA Brownfields Assessment Grant

Dear Mr. D'Avignon,

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- B. 53-137-0-013.00-0
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- E. 53-056-0-238.00-0
- F. 53-054-0-262.00-0

There may be additional parcels of interest that have not been identified on this mapping. The MetroParks have no plans for buildings to be constructed on any of the above parcels. Generally, the parcels would be naturalized and would become part of the preserved Mill Creek Park. The parcels located at the Falls Avenue/Glenwood Avenue intersection would be used to enhance the historic entrance to Mill Creek Park, including signage and landscape improvements. A preliminary cost estimate for these improvements is \$50,000.

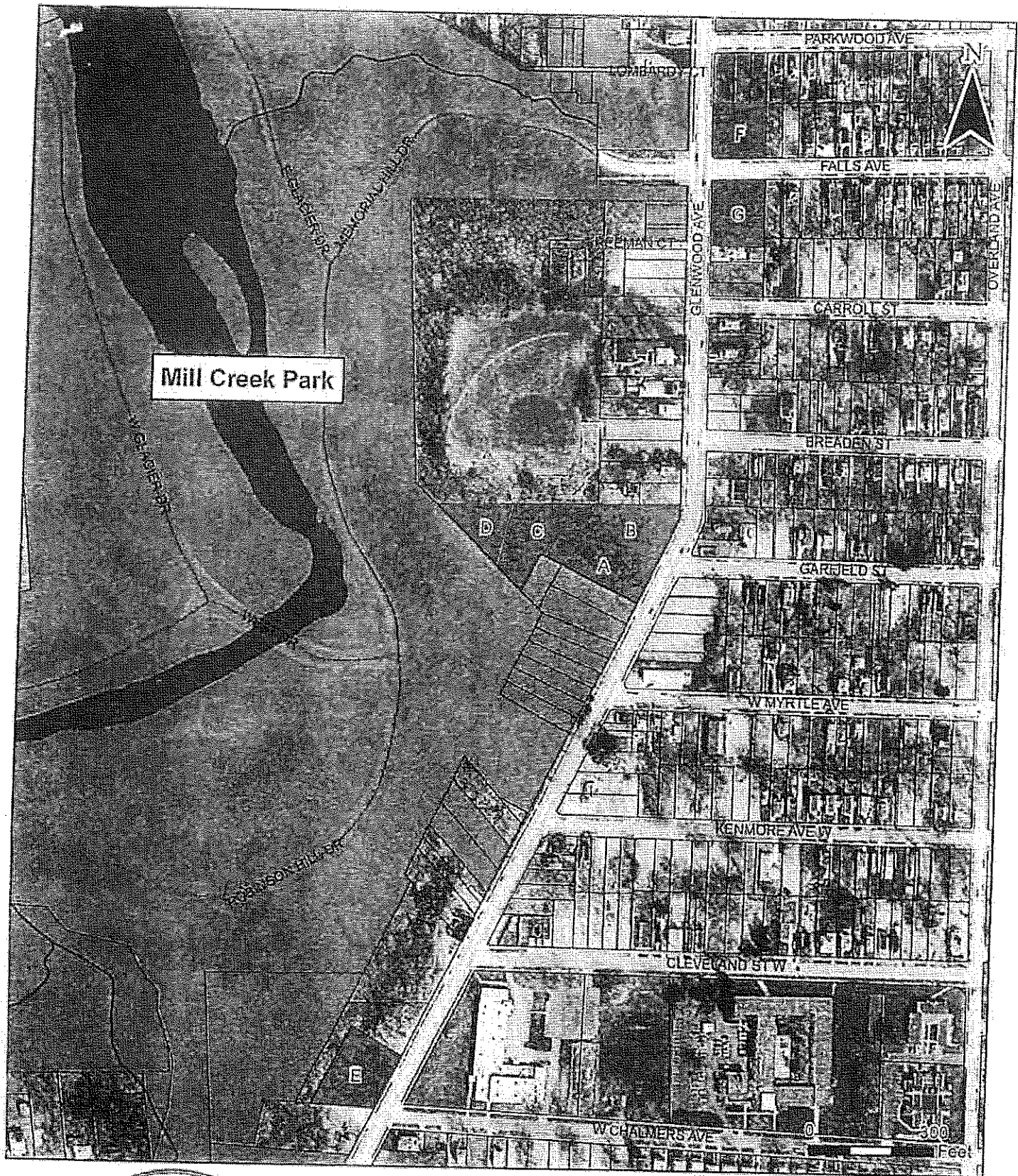
If you have any questions, please contact me at 330.702.3000.

Sincerely,

Stephen Avery
Planning & Operations Director

Enclosures





MILL CREEK
METROPARKS

7574 Columbiana-Canfield Road PO Box 596
Canfield, Ohio 44406-0596
330-702-3000 ph / 330-702-3010 fax

Location Map
Potential Future Property Acquisitions
Mill Creek MetroParks
Youngstown, Ohio

**WESTERN RESERVE
PORT AUTHORITY**

250 N. Chamberlin Street
Youngstown, OH 44503
Office: (330) 328-9696
Fax: (330) 328-9694

November 30, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St. Suite 203
Youngstown, OH 44503

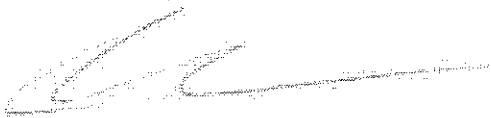
Dear Mr. D'Avignon:

The Western Reserve Port Authority is pleased to offer its support of Youngstown's US EPA Brownfields Assessment grant. In addition to operating the Youngstown-Warren Regional Airport, the Port Authority works to identify economic development needs and assists the region in expanding the economic base by providing options for business and government to strengthen their competitive advantage through unique financing and revitalization programs.

The Port Authority was a successful recipient of a FY13 US EPA Brownfields Assessment grant in neighboring Trumbull County and can provide expertise to the City of Youngstown if awarded in 2017.

Should you have any questions, please contact John Moliterno at (330) 228-9696.

Sincerely,



John Moliterno
Executive Director
Western Reserve Port Authority

Advance Aviation and Foster Community & Economic Development

November 30, 2016

Mr. William D'Avignon
Community Development Agency Director
City of Youngstown
9 West Front Street
Youngstown, OH 44503

Dear Mr. D'Avignon:

The Regional Economic Development Initiative (REDI) at Youngstown State University offers our strong support for the City of Youngstown in its application for EPA brownfields funding.

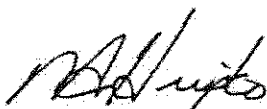
YSU REDI has worked extensively with the Youngstown Neighborhood Development Corporation (YNDC) to identify, categorize, and map petroleum brownfield sites in Youngstown. Historical records and Ohio Bureau of Underground Storage Tank Regulations records were linked with parcel data from the Mahoning County Auditor to create an inventory of sites that can be easily referenced and mapped with Geographic Information Systems (GIS).

YSU REDI will continue to work closely with YNDC to update the sites inventory for Youngstown as needed. Such an inventory will continually assist the city in performing community outreach in target neighborhoods, as well as in prioritizing sites for environmental site assessments.

We believe that remediation of both larger and smaller brownfield sites is critical for the continued revitalization of our region. Youngstown State University and our Regional Economic Development Initiative are pleased to support this effort.

Please contact me via email at mahripko@ysu.edu, or by phone at 330-941-3092 if there are any questions.

Sincerely,



Michael A. Hripko
Associate Vice President for Research





Nov. 30, 2016

William D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Front St. Suite 602
Youngstown, OH 44503

Dear Mr. D'Avignon:

The Mahoning County Land Bank supports the City of Youngstown in its application for the EPA brownfields assessment grant. The Land Bank is a nonprofit community improvement corporation whose mission is to acquire vacant, abandoned, tax-delinquent properties and make them productive again. For purposes of this grant, the Land Bank will offer assistance in selecting properties for environmental assessments during the initial phase of the grant period. After testing has occurred, the Land Bank is able to facilitate the acquisition of properties through the tax foreclosure process. The Land Bank will play a key role in returning tested properties to productive use.

Youngstown has suffered from decades of disinvestment resulting from jobs lost in the manufacturing sector. Tax revenues declined as houses were abandoned and businesses closed. Neighborhoods bore the brunt of this painful economic shift. The legacy of deindustrialization left thousands of blighted structures, stifling reinvestment and leading to further deterioration. Recently, the Land Bank has demolished a significant number of residential structures, but more work is needed to stabilize the city's main corridors. The number of vacant commercial buildings on major corridors, and in particular the contaminated sites of former gas stations, present health risks and perpetuate the extreme poverty in many neighborhoods. Their redevelopment would provide much needed jobs, green space, and access to basic necessities.

The Land Bank is currently working with the city of Youngstown and the Youngstown Neighborhood Development Corporation to get residential properties back into productive use. This partnership will continue and can be applied to contaminated commercial sites. As properties are tested for contamination, the Land Bank may be able to utilize the tax foreclosure process to acquire the parcels and streamline their redevelopment.

The Mahoning County Land Bank strongly supports the city's application for the FY17 US EPA Brownfields Assessment grant and looks forward to collaborating with the coalition on this very important project.

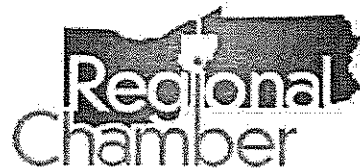
If you have any questions, please do not hesitate to contact me at 330-259-1040 ext. 6810.

Sincerely,

A handwritten signature in black ink, appearing to read "Debora Flora".

Debora Flora
Executive Director

11 Central Square, Suite 1600
Youngstown, Ohio 44503-1592
P 330.744.2131 x14
F 330.746.0330
E Tom@regionalchamber.com
W regionalchamber.com



Thomas M. Humphries
PRESIDENT & CEO

Dec. 1, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St. Suite 602
Youngstown, OH 44503

Dear Mr. D'Avignon:

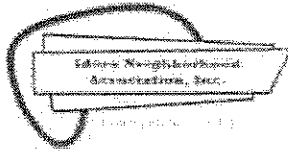
The Youngstown/Warren Regional Chamber supports the application of the City of Youngstown for the EPA Brownfields Coalition Assessment grant. The Chamber provides economic development and business services that promote the growth of our 2,600 members and Valley, while emphasizing the importance of education to prepare our future workforce for an increasingly competitive and global economy.

The Chamber supports the city's efforts to provide more sites that are development ready and not hampered by unknown environmental hazards. In order to further the proposed project, the Chamber will assist in outreach to the business community to raise awareness regarding the issue of underground storage tanks and generate interest in the redevelopment of these sites.

Due to the industrial past and population loss of Youngstown, many brownfields, both small and large, are scattered throughout our community. Addressing these sites through environmental assessment and cleanup will benefit the entire region through increased economic development and job opportunities. The proposed project targets neighborhoods affected by disinvestment and blight. Through continued revitalization, the city will be able to offer attractive, safe, affordable neighborhoods to prospective employers and employees, furthering the economic competitiveness of our region.

Should you have any questions, please contact me at (330) 744-2131, ext. 1214.

Sincerely,



Idora Neighborhood Association

2140 Volney Road
Youngstown, Ohio 44511
330.318.5165
idoraneighborhoodassoc@gmail.com

November 30, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 Federal Place, Suite 602
Youngstown, OH 44503

Dear Mr. D'Avignon:

The Idora Neighborhood Association (INA) is pleased to offer support for the City of Youngstown's application for an EPA brownfields assessment grant. The issue of abandoned gas stations is close in mind for many in our neighborhood, as the recent construction of our new community playground was delayed by a year due to the discovery of underground storage tanks (USTs).

The INA will work with the City of Youngstown and the Youngstown Neighborhood Development Corporation (YNDC) to reach out to community residents and hold meetings in our neighborhood. We believe we really can determine the future of our neighborhood and we want a voice in decisions regarding our community. The City of Youngstown and YNDC have been important partners in our neighborhood's rebirth and we look forward to continuing that relationship to address the brownfields in our community.

Should you have any questions, please contact me at 330.318.5165 or by email at idoraneighborhoodassoc@gmail.com.

Sincerely,

James London

Idora Neighborhood Association President

Rocky Ridge Neighborhood Association

December 6, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St. Suite 602
Youngstown, OH 44503

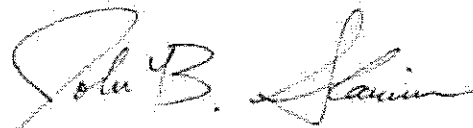


Dear Mr. D'Avignon:

The Rocky Ridge Action Team would like to offer its support of the City of Youngstown's US EPA Brownfields Assessment grant application. An abandoned gas station at a prominent entry point into our neighborhood has been the subject of ongoing discussion and action by our group. Earlier in 2015 we worked with the Youngstown Neighborhood Development Corporation to conduct a basic cleanup of the gas station, removing brush and debris, boarding up the unsecure openings, and painting the boards so that the site appeared less blighted. In late 2015, our group was awarded a small grant through a local foundation to install public art on the boarded windows of the gas station to further improve its appearance, transforming the site from an eyesore to an attractive gateway into our neighborhood.

While neighborhood groups in Youngstown can improve the appearance of these structures in their community, ultimately the City will need funding to address the potential contamination and underground storage tanks on these sites. We appreciate that the City has heard our concerns about these sites and has taken action to begin tackling this issue.

Sincerely,



John B. Slanina

Rocky Ridge Neighborhood Action Team

YOUNGSTOWN OHIO 44509

T 330.779.1778

WWW.ROCKYRIDGENEIGHBORS.COM

SHERROD BROWN
OHIO

COMMITTEES:
AGRICULTURE, NUTRITION,
AND FORESTRY

BANKING, HOUSING,
AND URBAN AFFAIRS

FINANCE

VETERANS' AFFAIRS

United States Senate

WASHINGTON, DC 20510-3505

December 6, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St.
Suite 602
Youngstown, Ohio 44503

Dear Mr. D'Avignon:

It is my pleasure to support the City of Youngstown's efforts to secure funding from the FY17 US EPA Brownfields Assessment grant program.

The city's proposal to assess and clean up abandoned gas stations and auto repair shops that may contain contamination from underground storage tanks deserves full and fair consideration.

I understand the need to update the inventory of contaminated sites, seek community input to plan for future development on the sites, and perform environmental site assessments. All of us who care about the future of the city see the redevelopment of these sites as an important component of the economic growth of Youngstown.

Thank you for all you do to improve the quality of life in the Mahoning Valley. For additional information, please contact Stuart Zorn at stuart_zorn@brown.senate.gov in my Cincinnati office.

Sincerely,



Sherrod Brown
United States Senator

SB:sgz

United States Senate

WASHINGTON, DC 20510

December 5, 2016

Mr. David R. Lloyd
Director
Office of Brownfields and Land Revitalization
U.S. Environmental Protection Agency
Mail Code 5105T
1200 Pennsylvania Avenue N.W.
Washington, D.C. 20460

Dear Mr. Lloyd,

I write to bring to your attention the competitive grant application submitted by the City of Youngstown, Ohio for funding in the FY17 USEPA Brownfields Assessment Grant.

Assistance from the program will help the City of Youngstown's efforts to create redevelopment opportunities by identifying environmentally-impaired and underutilized properties, and to assemble land for redevelopment and reuse.

Please give all due consideration to this request. If there are any questions, please contact my grant coordinator, Linda Greenwood, at (419) 259-3895. Thank you.

Sincerely,



Rob Portman
United States Senator

cc: Bill D'Avignon
Community Development Agency Director
City of Youngstown

1421 CONGRESS BUILDING
WASHINGTON, DC 20515
202-225-5261
202-225-5719 FAX



TIM RYAN
CONGRESS OF THE UNITED STATES
13TH DISTRICT, OHIO

COMMITTEE ON APPROPRIATIONS
DISCRETIONARY SUBCOMMITTEE
TRANSPORTATION, HOUSING AND URBAN
DEVELOPMENT AND CONSTRUCTION

COMMITTEE ON THE BUDGET

December 14, 2016

Bill D'Avignon
Director, Community Development
City of Youngstown
20 W. Federal St. Suite 602
Youngstown, OH 44503

Dear Mr. D'Avignon:

I write in strong support of the City of Youngstown Community Development Agency's application to the U.S. Environmental Protection Agency for the FY17 Brownfields Assessment Grant. These funds will be used to assess small, scattered brownfields along commercial corridors in Youngstown that previously functioned as gas stations and auto repair shops.

As Youngstown transitions into a diversified economy, the remediation of contaminated sites is the essential to the region's future. I am pleased that the application focuses on the redevelopment of struggling urban neighborhoods most affected by loss of employment and disinvestment to encourage job creation and new green spaces. While progress continues, Youngstown remains vigilant in its quest to seek funding for revitalization and redevelopment efforts, which will turn neglected areas into flourishing neighborhoods once again.

Again, I offer my strong support to the City of Youngstown's Community Development Agency as they pursue funding to evaluate brownfield sites to determine cleanup activities. This initiative is crucial to the restoration and financial stabilization needed to help strengthen the city of Youngstown's economic future.

Sincerely,

Tim Ryan
Member of Congress

TR:pw

197 WEST NIMMICK STREET
WARREN, OH 44461
330-374-6074
330-374-6075 FAX

240 E. MARKET PLAZA WEST
YOUNGSTOWN, OH 44503
330-740-0093
330-740-0182 FAX

Phone: 330-336-4452
www.house.gov/timryan

1630 EAST TALLMADGE AVENUE
AKRON, OH 44316
330-630-1331
330-630-1336 FAX

7-00000



SENATOR
JOE SCHIAVONI
MINORITY LEADER
33RD DISTRICT

December 5, 2016

Bill D'Avignon
Community Development Agency Director
City of Youngstown
20 W. Federal St. Suite 602
Youngstown, OH 44503

Dear Mr. D'Avignon:

As the State Senator representing the City of Youngstown, I am proud to offer this letter of support for the EPA Brownfields Assessment Grant application made by the City of Youngstown.

As the Mahoning Valley deals with its industrial legacy, efforts such as these go a long way in creating vibrant, sustainable communities in neighborhoods hardest hit by job losses in local manufacturing. Community groups have made strides in stabilizing and revitalizing neighborhoods but additional assistance is needed to remove obstacles to redevelopment. Funding through the EPA for environmental assessments will augment these efforts and serve as a model for other communities in the process of redefining themselves in today's economy.

The City of Youngstown has charted an economic course to regain prosperity for the next generation. With the City's sound leadership, they have been aggressively pursuing an economic development strategy. Assessments such as this proposal will serve as an important catalyst in a broader redevelopment effort and will be an immediate economic development asset to the community.

I hope that the EPA will give full consideration as it reviews and considers this important grant application, and I hope that you will look favorably when considering the City of Youngstown's application. Please do not hesitate to contact me with any questions regarding my support for this project.

Sincerely,

Senator Joe Schiavoni
Minority Leader
Ohio Senate, District 33

December 1st, 2016

William D'Avignon
Deputy Director Planning/Director Community Development
City of Youngstown
20 W. Federal St. Suite 203
Youngstown, OH 44503

RE: FY17 US EPA Brownfields Assessment

Dear Mr. D'Avignon:

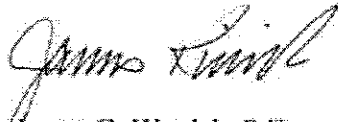
Eastgate Regional Council of Governments (Eastgate) supports the City of Youngstown's FY17 US EPA Brownfields Assessment grant application to perform environmental site assessments on abandoned gas stations on the city's main corridors.

Eastgate is the Metropolitan Planning Organization (MPO) for the urbanized area and provides a variety of tasks in transportation, environmental, land use, and economic development planning. Eastgate provides a regional forum to discuss issues of mutual concern, and to develop recommendations and plans to address those issues with the goal of improving the quality of life for the residents of Northeast Ohio.

Eastgate is both a district under the Appalachian Regional Commission and Economic Development Administration, administering the Comprehensive Economic Development Strategy (CEDS) for the region. The CEDS includes goals, objectives, and actions supporting the remediation and redevelopment of brownfields, particularly in legacy cities. The assessment and redevelopment of these sites is critical to the vitality and sustainability of the Mahoning Valley.

Eastgate fully supports the City of Youngstown's application. Should you have any questions, please contact Sara Wenger, Economic Development Program Manager, at swenger@eastgatecog.org or 234.254.1505.

Sincerely,


James G. Kinnick, P.E.
Executive Director



THRESHOLD CRITERIA

DUNS: 0801568390000

Applicant Eligibility: The City of Youngstown, Ohio is a general purpose unit of local government incorporated 1867 and adopted a Home Rule Charter form of government in 1923.

Community Involvement: Community-based organizations, such as the Youngstown Neighborhood Development Corporation, the Idora Neighborhood Association, the Rocky Ridge Neighbors, and the Mahoning County Organizing Collaborative as well as area stakeholders such as the Youngstown-Warren Regional Chamber of Commerce, Eastgate Regional Council of Governments, Western Reserve Port Authority, the Mahoning County Land Bank, Mill Creek MetroParks and Youngstown State University have been involved in preliminary meetings and conversations regarding this project and the City will continue to reach out to neighborhood groups and businesses to receive input and assist with site identification, prioritization, and selection for assessment. The community will be informed regarding the assessment grant and the broader issue of contamination from underground storage tanks, through newsletters, email blasts, social media, presentations, meetings, and community workshops. A minimum of two (2) community meetings will be held where input will be solicited to inform the site selection criteria. Every attempt will be made to hold meetings in locations that are ADA-accessible and close to public transportation. The City will follow its Limited English Proficiency (LEP) policy to ensure meaningful access and opportunity to participate is afforded to residents that speak a language other than English. Key sites will be selected for end use redevelopment planning and the community will again be engaged in a visioning process for the future use of petroleum brownfields.

Site Eligibility and Property Ownership Eligibility: The City is requesting a Community-wide Assessment Grant; therefore, site and property ownership eligibility criteria do not apply at this time.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Youngstown, Ohio

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

34-6003189

*** c. Organizational DUNS:**

0801568390000

d. Address:

*** Street1:**

26 S. Phelps St

Street2:

*** City:**

Youngstown

County/Parish:

*** State:**

OH: Ohio

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

445031322

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Middle Name:

*** Last Name:**

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

Fax Number:

*** Email:**

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Youngstown, Ohio Community-wide petroleum brownfield assessment project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

13

* b. Program/Project

13

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2017

* b. End Date:

06/30/2020

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	350,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	80,000.00
* f. Program Income	0.00
* g. TOTAL	630,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

12/20/2016